

Final Draft Zoning and Development Code

City Council
Issue Review Session

October 28, 2004

OTAK Two Phase Process

- Phase One Review all development standards
 - (February 2001 to August 2001)
- Phase Two Document Rewrite
 - (September 2001 to current date)

Participants

Received input from the following:

- Staff Advisory Committee
- Citizens Advisory Committee
- Focus Groups
- Citizens of Tempe (website & individual interviews)
- Planning & Zoning Commission
- Design Review Board
- Board of Adjustment
- Transportation Commission
- · City Council

Mission:

To implement the City of Tempe General Plan and encourage creative development of the built environment in order to build community and promote the livability and uniqueness of Tempe.

Overall Goal:

To construct the City of Tempe's development regulations and procedures in order to implement the vision of the General Plan and to:

- Promote efficient use of public and private resources,
- Provide timely citizen involvement in the development review process,
- Ensure proper and fair application of development regulations,
- ❖ Make the regulations understandable and easy to use, and
- Encourage the application of smart growth principles.

Objectives:

- 1. Update Tempe's zoning ordinance and development standards to encourage smart growth and implement Tempe's neighborhood plans
- 2. Review, revise and coordinate Tempe's regulations to simplify, clarify and improve the development review process. Regulatory changes should improve the review process for applicants, staff, decision makers and other stakeholders
- 3. Balance certainty and flexibility

Phase One Results

- Infill and redevelopment pressures
- Inflexible and out-of-date development standards
- Existing ordinances lack clear and objective standards with sufficient flexibility.
- Over-reliance on variances and discretionary approvals
- Changes need to implement General Plan 2030





Phase Two Rewrite Process

- Step 1 3 Text Modules
- Step 2 Staff and CAC review
- Step 3 Rough Draft of Zoning Code
- Step 4 Staff and CAC review
- Step 5 Public Review Draft (June 2003)

Public Hearing Process

- Steps 1-4 Community input creates Preliminary Draft Zoning & Development Code
- The Preliminary Draft (June 2003) presented to City Council IRS with recommendation to start the public hearing process
- Draft Zoning & Development Code available for public input (July 2003 to present)

Public Hearing Process

- Held (3) Public Open
 House meetings
 in September 2003
 (locations in North, Central
 and South Tempe)
- Over 100 citizens in attendance
- Collected several comments and suggestions





Public Hearing Process

- Scheduled 1st Planning & Zoning Commission Hearing (Nov. 12, 2003)
- Held 23 Public Hearings and 5 Work Sessions
- P & Z Commission recommended approval of a Final Draft Zoning & Development Code on Oct. 12, 2004



Changes within the Draft Code

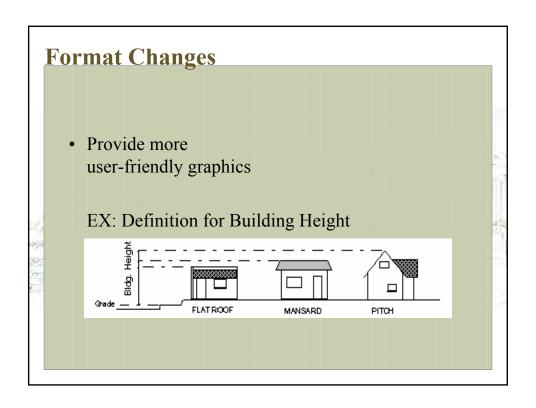
- Regulatory
- Format
- Process and Procedures

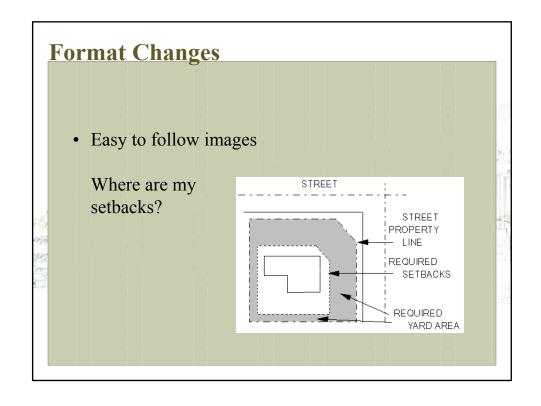
Regulatory Changes

- Development Standards (setbacks, height, lot coverage, landscape)
- Guest Quarters
- Accessory Dwelling Units
- Live-Work
- New Zoning Districts (MU-3 & R-5)
- Renamed Zoning Districts (LID, GID, HID, CSS, CC, MU-4)

Regulatory Changes

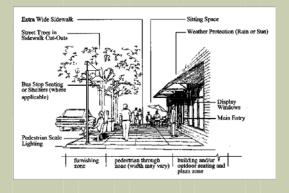
- Amateur Radio Antenna provisions
- Incorporated CPTED "best practices"
- Parking
- Signs





Format Changes

• Graphic representations of applications of standards



Process and Procedure Changes

- Expand authority of Planning & Zoning Commission
- Increase Design Review staff's authority for building additions
- Require Neighborhood Meetings
- Provide larger public hearing signs

One Change Example

Some changes to Signs include:

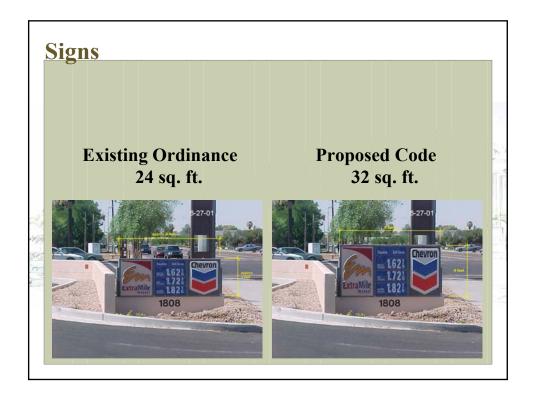
- Centers to have freestanding multi-tenant signs
- Additional sign area for larger centers
- Increase and redefine the allowable area for signs

Signs

Today's standard for Freestanding Signs (max. 24 sq. ft. in area)









Example of a freestanding multi-tenant sign:

Current Ordinance

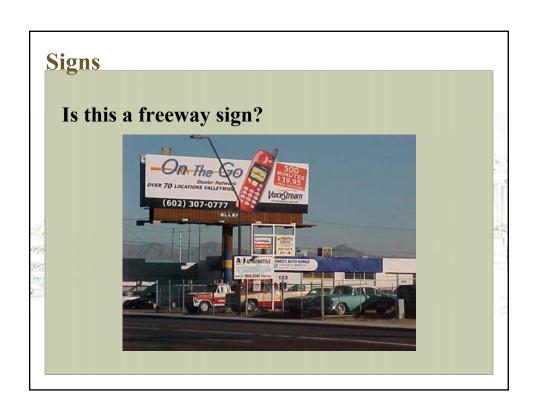


Proposed Code

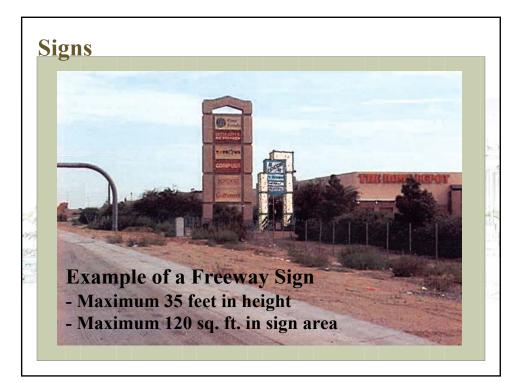


Signs

- Provide options for Freeway Identification signs
 - Maximum 120 square feet in area
 - Maximum 35 feet in height
 - Limited to locations with appropriate frontage
 - Allow additional signage on buildings oriented to freeway







Conclusion

Where we've been:

- Full review, audit of Codes
- Comprehensive Public Involvement
- Comprehensive Review by Commission P & Z

What it achieves:

- Draft zoning and development codes includes:
 - Format changes
 - Regulatory changes
 - Process & procedures changes

Community Benefit: Rebuild 30 years of a piecemeal document – consistent, cohesive and user–friendly

Why we are here:

- Seeking Council direction on formal approval process of the Draft Zoning & Development Code
- Suggested schedule for Public Hearings



- Intro/1st Public Hearing (Nov. 18, 2004)
- 2nd Public Hearing (Dec. 9, 2004)
- Additional hearings if necessary...

To Follow our progress...

Visit our Website:

www.tempe.gov/rewrite